



38 St. Margarets Gardens, Hoveton

Norwich



Minors & Brady

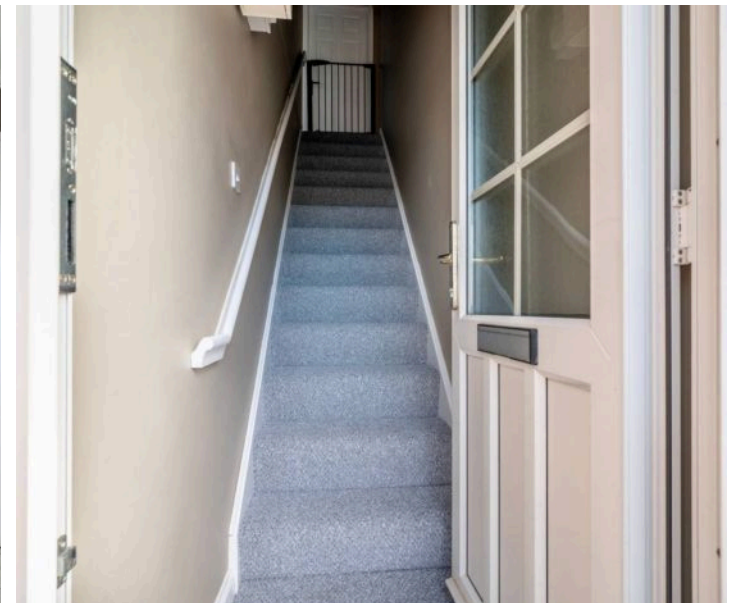
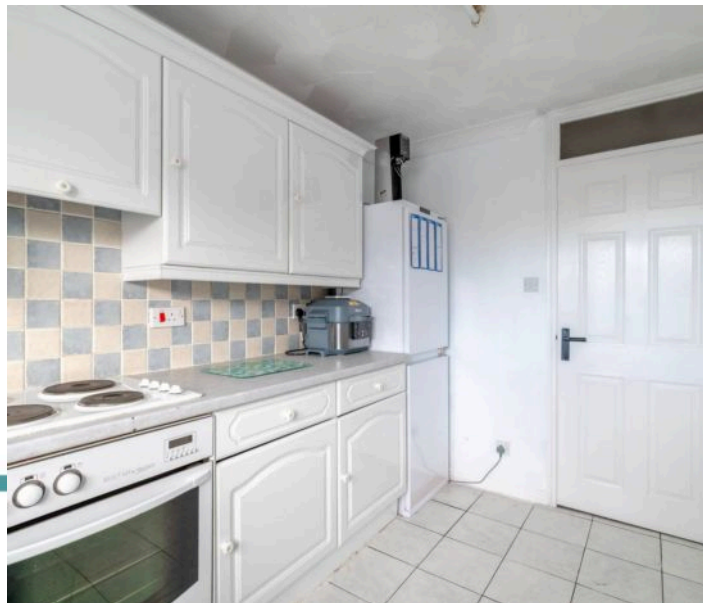
38 St. Margarets Gardens

Hoveton, Norwich

Set within a quiet cul-de-sac, this spacious first floor apartment offers light-filled interiors and a practical layout, with a generous kitchen fitted with integrated appliances and scope to make your own, a bright lounge opening onto a private balcony, and three well-sized bedrooms including a principal with Juliet balcony, a further double, and a versatile third room ideal as a study, dressing room or child's bedroom, all served by a family shower room. The property, offered with the benefit of a share of the freehold which provides residents with greater control and security, also includes two garages providing excellent storage and parking, and is within walking distance of the village centre where you'll find shops, supermarkets, cafés and pubs, as well as a train station with direct services to Norwich and Sheringham and onward connections to London.

Location

St. Margaret's Gardens is positioned within Hoveton, a vibrant Broadland village often referred to as the gateway to the Norfolk Broads, offering easy access to scenic waterways and countryside walks. The village provides a wide range of everyday amenities, including shops, supermarkets, cafés, pubs, and a train station with direct services to Norwich and Sheringham. Families benefit from well-regarded local schools and leisure facilities, while Wroxham Barns, riverside attractions, and boat hire services are all close by, making this a highly convenient and appealing place to live. The nearby city of Norwich offers excellent shopping, dining, and cultural experiences, along with transport links to London. Residents also enjoy being within easy reach of the Norfolk coast, where sandy beaches and traditional seaside towns can be explored.



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St. Margaret's Gardens, Hoveton

Entry to the apartment is through its own ground-floor entrance door and staircase, which rises to a first-floor hallway complete with fitted carpet, loft access, a radiator, built-in storage and an airing cupboard.

From here, the kitchen offers a bright and functional space fitted with white-fronted wall and base units, tiled splashbacks in a neutral checkerboard design, and work surfaces arranged along two sides. A sink is set beneath a window overlooking the outside, while integrated cooking facilities, space for further appliances, and scope to make your own ensure this is a generous and practical area for everyday use.

The lounge continues the sense of space, decorated in a neutral tone and filled with natural light from a wide window and glazed door. This opens to a private balcony that creates an inviting spot to enjoy the surrounding outlook.

There are three bedrooms, all well-proportioned and versatile, with two doubles providing comfortable accommodation and the principal bedroom enhanced by French doors to a Juliet balcony. The third bedroom lends itself equally well as a study, dressing room or nursery.



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Serving the bedrooms, the shower room is designed with practicality in mind and features a WC, pedestal wash basin and a large enclosed shower with tiled surrounds and glazed doors, all finished in a simple neutral style.

The apartment also includes access to two garages that provide excellent storage and parking, with additional space available on the street.

Agents notes

We understand the property is sold leasehold, with a share of the freehold and is connected to all main services.

Heating System- Gas Central Heating

Council Tax Band- B

999 years remaining on the lease

£665.79 per annum maintenance charge

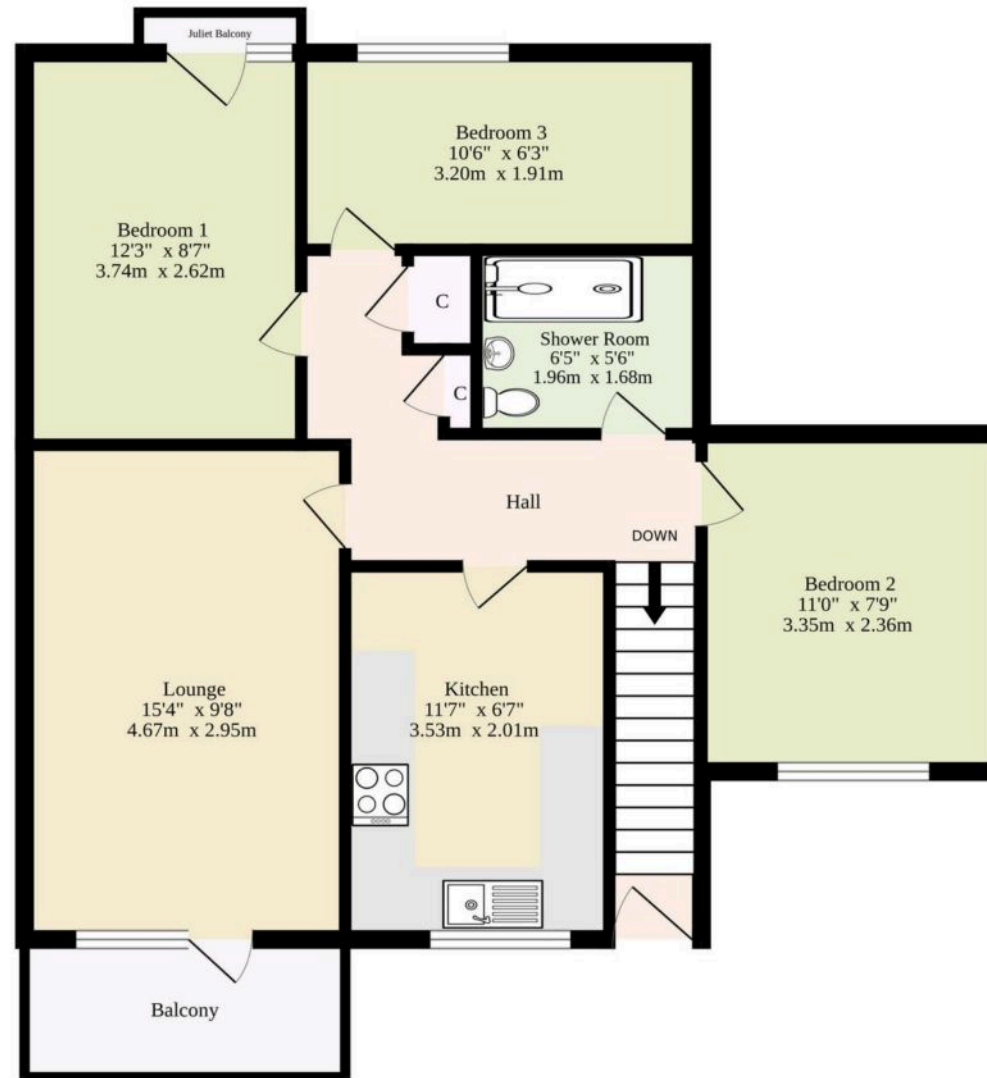
Renewal due June/July

Own share of freehold as a resident



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1st Floor
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Dreaming of this home? Let's make it a reality



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Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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